

A DECLARATORY RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 1321 East Wallace Street, Fort Wayne, Indiana 46803 (Miller Stamping & Tool, Inc.).

WHEREAS, Petitioner has duly filed a petition dated September 19, 1990, to have the following described property designated and declared an "Economic Revitalization Area" under Division 6, Article II, Chapter 2 of the Municipal Code of the City of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:

Lot #14 in Hana-Creighton Subdivision, Section II, an addition to the City of Fort Wayne, Indiana according to the plat thereof, recorded in the Plat Book 31, page 88 in the office of the Recorder of Allen County, Indiana.

said property more commonly known as 1321 East Wallace Street, Fort Wayne, Indiana 46803.

WHEREAS, said project will create ten additional permanent jobs for a total additional annual payroll of \$1,750,000, with the average new annual job salary being \$18,000; and

WHEREAS, the total estimated project cost is \$360,000; and

WHEREAS, it appears that said petition should be processed to final determination in accordance with the provisions of said Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6, below, the property hereinabove described is hereby designated and declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1. Said designation shall begin upon the effective date of the Confirming Resolution referred to in Section 6 of this Resolution and shall continue for one year thereafter. Said designation shall terminate at the end of that one year period.

SECTION 2. That upon adoption of the Resolution:

(a) Said Resolution shall be filed with the Allen County Assessor;

(b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the above described area an "Economic Revitalization Area";

(c) Common Council shall publish notice in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;

(d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation as an "Economic Revitalization Area" shall not be finally approved unless said Commission adopts a resolution approving the petition.

SECTION 3. That said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to both a deduction of the assessed value of real estate and personal property for the new manufacturing equipment.

SECTION 4. That the estimate of the number of individuals who will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of the value of the redevelopment or rehabilitation and the estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits, are reasonable and are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation and from the installation of the new manufacturing equipment.

1 SECTION 5. The current year approximate net tax rates
2 for taxing units within the City would be:

3 (a) If the proposed development does not occur, the
4 approximate current year net tax rate for this
5 site would be \$7.595561/\$100.

6 (b) If the proposed development does occur and no
7 deduction is granted, the approximate current year
8 net tax rate for the site would be \$7.595561/\$100
9 (the change would be negligible).

10 (c) If the proposed development occurs, and a
11 deduction percentage of fifty percent is assumed,
12 the approximate current year net tax rate for the
13 site would be \$7.595561/\$100 (the change would be
14 negligible).

15 (d) If the proposed new manufacturing equipment is not
16 installed, the approximate current year net tax
17 rates for this site would be \$7.595561/\$100.

18 (e) If the proposed new manufacturing equipment is
19 installed and no deduction is granted, the
20 approximate current year net tax rate for the site
21 would be \$7.595561/\$100 (the change would be
22 negligible).

23 (f) If the proposed new manufacturing equipment is
24 installed, and a deduction percentage of eighty
25 percent is assumed, the approximate current year
26 net tax rate for the site would be \$7.595561/\$100
27 (the change would be negligible).

28 SECTION 6. That this Resolution shall be subject to
29 being confirmed, modified and confirmed or rescinded after public
30 hearing and receipt by Common Council of the above described
31 recommendations and resolution, if applicable.
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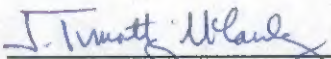
1 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
2 determined that the deduction from the assessed value of the real
3 property shall be for a period of ten years, and that the
4 deduction from the assessed value of the new manufacturing
5 equipment shall be for a period of five years.

6 SECTION 8. The benefits described in the Petitioner's
7 statement of benefits can be reasonably expected to result from
8 the project and are sufficient to justify the applicable
9 deductions.

10 SECTION 9. That this Resolution shall be in full force
11 and effect from and after its passage and any and all necessary
12 approval by the Mayor.

13
14 
15 Councilmember

16 APPROVED AS TO FORM
17 AND LEGALITY

18 
19 J. Timothy McCauley, City Attorney
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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee on _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____ M., E.S.T.

DATED: _____

SANDRA E. KENNEDY, CITY CLERK

Read the ^{11th} third time in full and on motion by Henry, seconded by Talarico, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>8</u>	_____	_____	<u>1</u>
BRADBURY	_____	_____	_____	<u>✓</u>
BURNS	<u>✓</u>	_____	_____	_____
EDMONDS	<u>✓</u>	_____	_____	_____
GIAQUINTA	<u>✓</u>	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____
LONG	<u>✓</u>	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____

DATED: 10-9-90

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. B-57-90 on the 9th day of October, 1990,

Sandra E. Kennedy ATTEST
SANDRA E. KENNEDY, CITY CLERK

SEAL
Charles S. Reed
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of October, 1990 at the hour of 11:30 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 18th day of October, 1990, at the hour of 1:30 o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR



MEMORANDUM

TO: City Council Members

FROM: Karen A. Lee, Business Development Specialist *KA Lee*

DATE: September 20, 1990

RE: Tax Abatement Application by Miller Stamping & Tool, Inc.

Background:

Miller Stamping & Tool, Inc. wants to add a one story steel frame, metal-clad building of 10,000 square foot. Building will be attached to north end of present building on site and enclosed rampway to next building.

Reviewing Alternatives:

Approval of Miller Stamping tax abatement will allow for the creation of 10 new jobs.

Recommendation:

The staff's recommendation is that tax abatement be approved for Miller Stamping & Tool, Inc. for ten years for real property and five years for new equipment.

jkb

"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Miller Stamping & Tool, Inc.
Site Location: 1321 East Wallace Street
Fort Wayne, Indiana 46803
Councilmanic District: District 1 Existing Zoning: M-1
Nature of Business: Tool and dye builders light metal stamping.

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area	<u> </u>	<u> X </u>
Urban Enterprise Zone	<u> X </u>	<u> </u>
Redevelopment Area	<u> X </u>	<u> </u>
Platted Industrial Park	<u> </u>	<u> X </u>
Flood Plain	<u> </u>	<u> X </u>

Description of Project:

Construct a 12,000 square foot metal building for manufacturing and offices.

Type of Tax Abatement: Real Property X Manufacturing Equipment X

Estimated Project Cost: \$360,000.00 Permanent Jobs Created: 10

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes X No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to year(s).

COMMENTS:

5 years abatement on new manufacturing equipment
10 years abatement on real property

Staff

Director _____

Date _____

Date _____

AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS



APPLICATION FOR THE FOLLOWING TYPE OF PROPERTY:

- ☐ Real Estate Improvements
☒ Personal Property (New Manufacturing Equipment)
☐ Both Real Estate Improvements & Personal Property

A. GENERAL INFORMATION

Applicant's Name: MICHAEL L. & CAROL S MILLER

Address of Applicant's Principal Place of Business:

MILLER STAMPING & TOOL, INC.
1321 E WALLACE
FT WAYNE IN 46803

Phone Number of Applicant: (219) 456-3120

Street Address of Property Seeking Designation:

1321 E WALLACE
FT WAYNE, IN 46803

S.I.C. Code of Principal User of Property: 3544

B. PROJECT SUMMARY INFORMATION

YES NO

Is the project site solely within the city limits of the City of Fort Wayne? ☒ ☐

Is the project site within the flood plain? ☐ ☒

Is the project site within the rivergreenway area? ☐ ☒

Is the project site within a Redevelopment Area? ☒ ☐

Is the project site within a platted industrial park? ☐ ☒

Is the project site within the designated downtown area? ☐ ☒

Is the project site within the Urban Enterprise Zone? ☒ ☐

Will the project have ready access to City Water and Sewer? ☒ ☐

REC
SEP 19 1990
ECONOMIC DEVELOPMENT

If not, will this project require public improvements?

- sewer lines
- water lines
- road improvements

Does your company plan to request State or local assistance to finance these public improvements? ☒

Is any adverse environmental impact anticipated by reason of operation of the proposed project? ☒

C. ZONING INFORMATION

What is the existing zoning classification on the project site?

What zoning classification does the project require? M-1 WITH VARIANCE
M-1

What is the nature of the business to be conducted at the project site?

WHAREHOUSE TO USE AT MANUFACTURING SITE IN ORDER
TO FREE PRESENT STORAGE SPACE TO BE USED AS ADDITIONAL
MANUFACTURING SPACE (TOOL & DIE BUILDING & LIGHT METAL STAMPING

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) are currently on the property?

12,000 SQ. FT. METAL BUILDING FOR MANUFACTURING
4 OFFICES

What is the condition of structure(s) listed above? EXCELLENT

Current assessed value of Real Estate:

Land	<u>5330</u>	} PRIOR TO REASSESSMENT
Improvements	<u>53400</u>	
Total	<u>58730</u>	

What was the amount of Total Property Taxes owed during the immediate past year? \$3706.32 for year 1989.

Give a brief description of the proposed improvements to be made to the real estate.

ONE STORY STEEL FRAME, METAL-CLAD BUILDING OF 10,000 SQ. FT. (MEZZARINE OFFICE AREA TO OCCUPY 2400 SQ. FT.) BUILDING WILL BE ATTACHED TO N. END OF PRESENT BUILDING ON SITE + ~~EXISTING~~ ENCLOSED RAMPWAY TO NEXT BUILDING

Cost of improvements: \$ 360,000.00

Development time frame:

When will physical aspects of improvements begin? LATTER SEPT. 1990

When is completion expected? JAN. 1, 1991

What is the anticipated first year tax savings attributable to real estate improvement?

1. Projected Cost of Real Estate Improvements \$ 360,000.00
2. One-third (1/3) of Projected Costs \$ 120,000.00
3. Tax Rate in project township \$ 9.15
4. Anticipated First Year Tax Savings With Abatement (Line 3 multiplied by Line 2 divided by 100) \$ 10980.00
5. Explain how your company plans to use these tax savings.

REINVEST IN COMPANY (MACHINERY, EQUIPMENT, OPERATING EXPENSES, WAGES, ETC.)

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: \$ 107960.00 AFTER EXEMPTIONS

What was the amount of Personal Property Taxes owed during the immediate past year? \$ 8200.16 for year 1989.

Give a brief description of new manufacturing equipment to be installed at the project site.

HITACHI WIRE EDM MACHINE (MODEL 304N)

BRUDERER HIGH SPEED PUNCH PRESS (MODEL BSTA-60HL)

Cost of new manufacturing equipment: \$ 144,000.00

Development Time Frame:

When will installation begin of new manufacturing equipment?

LATER SEPT. 1990

When is installation expected to be completed? 2 WEEKS TO AFTER BIDS ADD

What is the anticipated first year tax savings attributable to new manufacturing equipment? ITION COMPLETE

1. Projected Cost of New Manufacturing Equipment \$ 144,000.00
2. One-third (1/3) of Projected Cost \$ 48,000.00
3. Less: the assessed value of equipment being replaced \$
4. Net value of new manufacturing equipment (Line 2 minus Line 3) \$ 48,000.00
5. Tax Rate in project township \$ 9.15
6. Anticipated First Year Tax Savings With Abatement (Line 5 multiplied by Line 4 divided by 100) \$ 4392.00

Explain how your company plans to use these tax savings.

RE-INVEST IN COMPANY (MACHINERY, EQUIPMENT, OPERATING EXPENSES, WAGES, ETC.)

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 53

How many permanent jobs will be created as a result of this project? 10

Anticipated time frame for reaching employment level stated above.

2 YEARS

Current annual payroll: \$ 1,233,420 (1989)

New additional annual payroll: \$ 1,750,000 (1990)

What is the nature of the jobs to be created?

SKILLED & UNSKILLED PRODUCTION & MANUFACTURING JOBS

Please provide the annual salary range for the jobs being created.

Minimum 13,000 Median 18,000 Maximum 35,000

Please check if these newly-created jobs provide any of the listed benefits.

<input checked="" type="checkbox"/>	Pension Plan
<input checked="" type="checkbox"/>	Tuition Reimbursement
<input checked="" type="checkbox"/>	Major Medical Plan
<input checked="" type="checkbox"/>	Life Insurance
<input checked="" type="checkbox"/>	Disability Insurance

List any benefits not mentioned above.

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

<input type="checkbox"/>	JobWorks
<input type="checkbox"/>	Urban League
<input type="checkbox"/>	Benito Juarez Center
<input type="checkbox"/>	Township of Wayne
<input type="checkbox"/>	Catholic Charities of Fort Wayne - South Bend Diocese
<input type="checkbox"/>	Community Action of Northeast Indiana, Inc.
<input type="checkbox"/>	State of Indiana, Department of Public Welfare
<input type="checkbox"/>	Fort Wayne Rescue Mission
<input type="checkbox"/>	Lutheran Social Services, Inc.
<input type="checkbox"/>	Fort Wayne Urban League, Inc.
<input type="checkbox"/>	Fort Wayne Women's Bureau
<input type="checkbox"/>	State of Indiana, Employment Security Division
<input type="checkbox"/>	State of Indiana, Vocational Rehabilitation Services
<input type="checkbox"/>	Anthony Wayne Services
<input type="checkbox"/>	Indiana Department of Commerce
<input type="checkbox"/>	Indiana Institute of Technology
<input type="checkbox"/>	Indiana Purdue University at Fort Wayne
<input type="checkbox"/>	Ivy Tech

POSSIBLY SOME OF THE ABOVE DEPENDING ON THE
JOB MARKET AT THE TIME OF THE OPENINGS

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property"?

PROPERTY IS LOCATED IN URBAN ENTERPRISE ZONE

In what Township is the project site located? WAYNE

In what Taxing District is the project site located? FT WAYNE - WAYNE

G. CONTACT PERSON

Name and address of contact person for further information if required:

MICHAEL L. OR CAROL S. MILLER

1321 E WALLACE FT WAYNE IN 46803

Phone number of contact person: (219) 456-3120

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein as of the date of filing of this application.

Signature of Applicant

Date

9-18-90

ASSOCIATES, INC.
345 WEST WAYNE STREET
SUITE 202
FORT WAYNE, INDIANA 46802
PHONES: 219/424-3232
219/426-0003

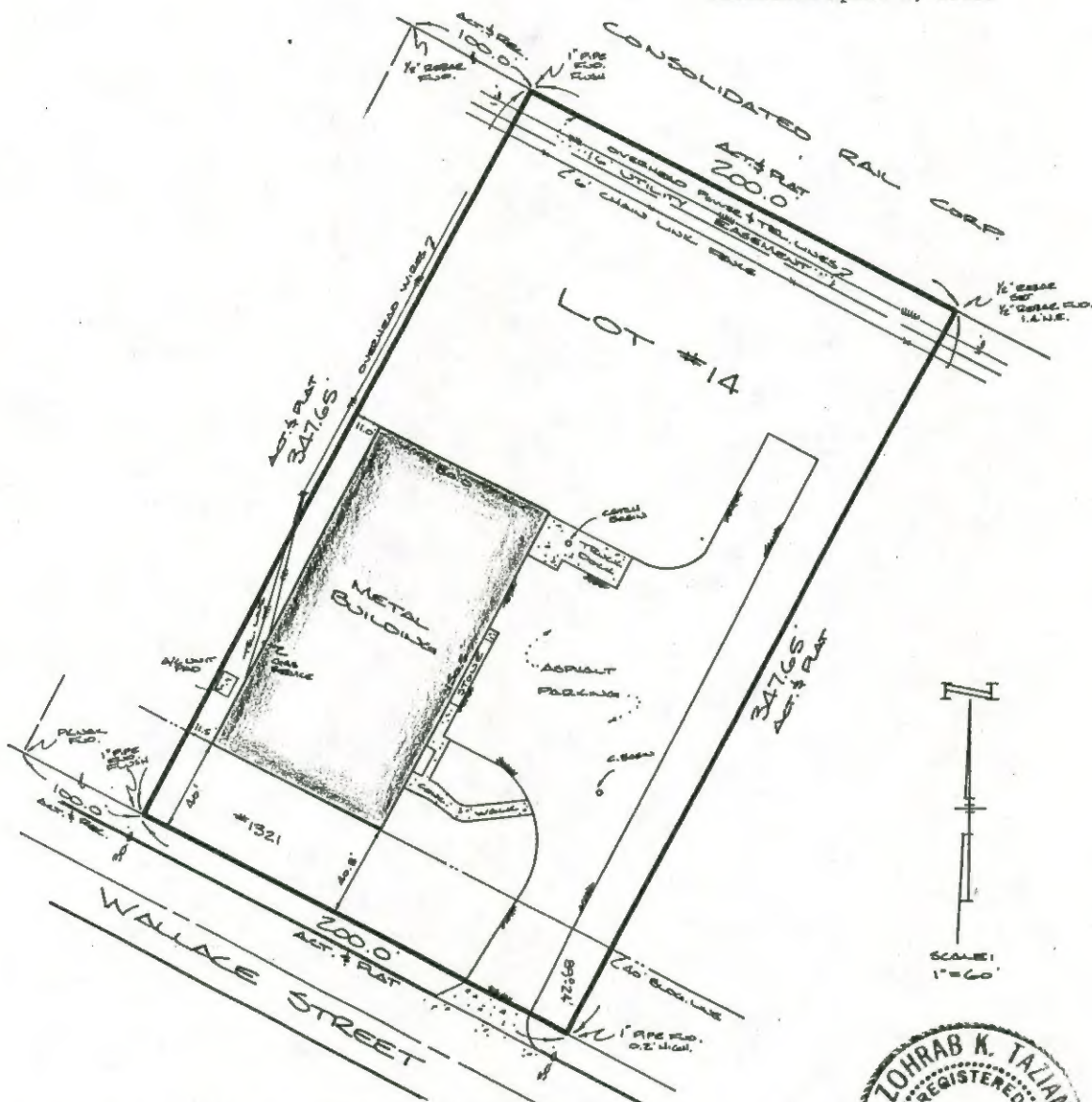
CERTIFICATE OF SURVEY

This document is a record of a resurvey of land and real estate prepared in conformity with established rules of surveying and made in accordance with the records or plat on file in the Recorder's office of Allen County, State of Indiana. The land described exists in full dimensions as shown hereon in feet. It is free from encroachments by adjoining land owners unless specifically stated below. Corners were perpetuated as indicated.

DESCRIPTION OF REAL ESTATE

Lot #14 in Hanna-Creighton Subdivision, Section II, an Addition to the City of Fort Wayne, Indiana, according to the Plat thereof, recorded in Plat Book 31, page 88 in the Office of the Recorder of Allen County, Indiana.

This property is in Zone C according to Flood Insurance Rate Map 180003 0010 B, effective April 3, 1985.



I hereby certify on the 31 day of July, 19 89 that the above survey is correct.
Surveyed for: Sentry Commercial & Industrial Supply Co., Inc.
Survey No.: QG-152

Zadeh H. Tajani



DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE An application for Declaratory Resolution by Miller Stamping and Tool, Inc. with respect to real and personal property. Miller Stamping will construct a 12,000 square foot metal building for manufacturing and offices, and will acquire new manufacturing equipment in the amount of \$144,000.00.

9-90-10-06

EFFECT OF PASSAGE Will allow for the creation of 10 new jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) _____

ASSIGNED TO COMMITTEE (PRESIDENT) _____

BILL NO. R-90-10-06

REPORT OF THE COMMITTEE ON FINANCE

THOMAS C. HENRY, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, BURNS, GiaQUINTA

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 1321 East Wallace Street, Fort Wayne, Indiana 46803
(Miller Stamping & Tool, Inc.)

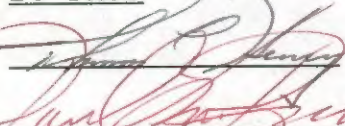
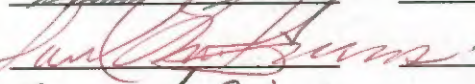
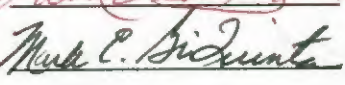
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
	_____	_____	_____
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DATED: 10-9-90.

Sandra E. Kennedy
City Clerk